

Planning Report

Thursday, December 3, 2015

Ballantrae, Subarea I, Section 9-1 - "Reserve Z" Barronsmore Park

Case Summary

Agenda Item	4
Case Number	15-114AFDP
Proposal	Installation of art work in a City-owned open space within the Ballantrae subdivision.
Request	Amended Final Development Plan Review and approval of an amended final development plan under the Planned District provisions of Zoning Code Section 153.050.
Site Location	5701 Barronsmore Way East side of Cosgray Road, west of Barronsmore Way.
Applicant	Matt Earman, Director of Parks and Recreation, City of Dublin.
Representative	Laura Ball, Landscape Architect, City of Dublin.
Case Manager	Logan Stang, Planning Assistant (614) 410-4652 lstang@dublin.oh.us
Planning Recommendation	Approval The proposed art installation and site improvements meet the requirements within the Ballantrae development text, and are consistent with surrounding parks throughout the development. Approval is recommended, with two conditions: <ol style="list-style-type: none">1) That the proposed gravel path from the northwest seating area to the art installation be removed from the plan, and;2) That the HOA work with staff to execute a maintenance agreement for the sculpture prior to installation.



City of Dublin

15-114AFDP
Amended Final Development Plan
Barronsmore Park Art Installation
5701 Barronsmore Way

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Feet



Facts	
Site Area	2.58 acres ±
Zoning	PLR, Planned Low-Density Residential District (Ballantrae)
Surrounding Zoning And Uses	North: PLR (Ballantrae, Section 8) East: PLR (Ballantrae, Section 2) South: PLR(The Glens at Ballantrae) West: R: Rural District
Site Features	<ul style="list-style-type: none"> • 8-foot bikepath wrapping around the outer edge of property. • Three stone walls throughout the site and numerous stone boulders along western edge. • Two gravel seating areas located on the northwest and southwest corners containing two black benches each. • Mounding and grading change is existing.
Background	The site was zoned PLR, Planned Low-Density Residential District, as part of the Ballantrae development in August 2000. The final development plan and final plat for the lots and open spaces in Section 9 were approved by the Planning and Zoning Commission in December 2006 and by City Council in October 2012.

Details	Amended Final Development Plan
Overview	The proposal includes a request to install a piece of public art in a City-owned open space. The art installation will include the construction of a concrete pad and associated accessible walkway in two separate phases. The first phase, including the art piece and concrete pad, will be funded by the Ballantrae HOA and installed in spring of 2016. The second phase, the accessible walkway and associated grade changes, will be funded by the City through CIP funds and installed in 2020. The art piece will not have an ADA accessible path until 2020 and will be classified as “drive-by art”.
Proposed Art Installation	<p>The proposal includes the installation of a sculpture, commissioned by the HOA, in addition to associated site improvements. The art piece will reside in the center of a five-foot concrete walkway with a total of four benches facing the sculpture. This concrete walk will then be extended to connect with the existing bikepath to provide accessibility to the piece.</p> <p>Additional landscaping is proposed to accent both the sculpture and the associated walkway. A series of stone steps will be added to the western edge of the mound to provide an additional pathway and aesthetic feature for the entryway from Cosgray Road. These will be installed in conjunction with the existing site features.</p>

Analysis	Amended Final Development Plan
Amended Final Development Plan	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.
1. <i>Consistency with the approved preliminary development plan.</i>	Criterion met: The open space was approved as part of the open space requirement for the entire Ballantrae development. During the final development plan review, this area was dedicated to the City for public use. The proposal does enhance the potential use of the site.
2. <i>Traffic and pedestrian safety</i>	Criterion met with condition: The first phase of the project will have no accessibility, however the second phase will include the construction of an ADA accessible walkway from the existing bikepath to the sculpture. This will provide a safe pathway for pedestrians from the existing pathways to the new seating area. An additional gravel walkway is proposed from the northwest seating area to the open space near the sculpture. This pathway will not be ADA accessible and provides limited connectivity to the proposed sculpture. Therefore Planning recommends that this walkway be removed from the plan as the walkway constructed in phase two will provide sufficient pedestrian connectivity.
3. <i>Adequate public services and open space</i>	Criterion met with condition: The open space "Reserve Z" was dedicated to the City to meet the open space dedication requirements. During the final development plan review, the open space was viewed as an amenity for the residents and the proposed addition of public art further enhances the space. However, because the property was dedicated to the City and maintained by the City, Planning recommends that the HOA work with staff in order to establish a maintenance agreement for the sculpture and associated site improvements.
4. <i>Protection of natural features and resources</i>	Not Applicable.
5. <i>Adequacy of lighting</i>	Not Applicable.
6. <i>Proposed signs are consistent with approved plans</i>	Not Applicable.
7. <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i>	Criterion met: The plans indicate that all existing landscape materials will remain and the additional materials will meet or exceed nursery stock standards. The proposed landscape areas enhance the proposed art installation and improve the aesthetics of the open space.

Analysis	Amended Final Development Plan
8. <i>Compliant stormwater management</i>	Not Applicable.
9. <i>All phases (if applicable) comply with the previous criteria.</i>	Criterion met: The HOA has currently commissioned the artist to begin creating the sculpture and plans to pay for the installation of the concrete pad and public art. Additionally, because this is on City-owned property, the City has decided to include a portion of the project, site grading and walkway, into the future CIP funds. However, the project was added to the 2020 estimate causing the need to phase the project into two phases. The first being the art installation and the second being the walkway connecting the art piece to the bikepath.
10. <i>Compliance with all other laws and regulations.</i>	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.

Recommendation	Amended Final Development Plan
Approval	In Planning's analysis, the proposal complies with the amended final development plan criteria and the existing development standards. Planning recommends approval of this request with two conditions.
Condition	<ol style="list-style-type: none"> 1) That the proposed gravel path from the northwest seating area to the art installation be removed from the plan, and; 2) That the HOA work with staff to establish a maintenance agreement for the sculpture prior to installation.

AMENDED FINAL DEVELOPMENT PLAN

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.